



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
April 8, 2026 – 7:07 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, April 8, 2026. Chairman Fernhoff presided and called the meeting to order at 7:07 p.m.

ROLL CALL

Members Present

Members Absent

Chairman Fernhoff
Laura Switzer
Mike Moran
Reed Voorhees
Brad Weitekamp
Jon Emert
John Falk

Also present were Frank Johnson, City Administrator; Gabby Wesche, Community Engagement Officer; and Kate Henry, City Attorney

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes from the March 11, 2026, meeting. The motion was seconded by Mr. Weitekamp and unanimously carried.

**REVIEW OF PLANS FOR A
NEW HOME – Steve and Cindi
Wendling, 4 Parkland Ave.**

Chairman Fernhoff introduced the project at 4 Parkland Ave. and invited the applicant to present. The project was presented by Charlie Brennan, Chief Operating Officer with McKelvey Homes; the property owner, Cindi Wendling; and Mark Scheipeter with The Drafting Team, LLC.

Chairman Fernhoff asked why the homeowner is tearing down the home. Ms. Wendling explained that she has owned the existing home for 23 years and the property has been a money pit with structural and water issues.

Drainage

The ARB members noted the planned drywell. They also noted that the adjoining properties sit higher than the subject property.

Mr. Weitekamp advised that the applicant add area inlets along the stretch in the north side yard from the AC unit to the drywell to keep the water moving.

Landscaping

Ms. Wendling clarified that the pin oak tree will be removed due to damage sustained by excessive trimming by Ameren due to its proximity to the powerlines.

Mr. Weitekamp noted the landscaping plan sheet numbering needs to be adjusted. He also advised that the shrub species and variety noted on the plan should be specified.

The members noted that the applicant should reevaluate the tree locations on the north side of the house because their proposed location is on top of utility lines and could inhibit water movement.

The homeowner noted that the fence will stay and the ARB advised that it be shown on the plan. She also confirmed that the underground powerlines would be new.

The ARB advised that the civil and landscape plans be updated to show the number of steps at the door that exits to Lockwood Ave.

Architecture

Mr. Moran asked about the asymmetrical gable to the right of the garage doors on the side of the home facing Lockwood Ave. The applicant explained that the truss design requires this asymmetrical look; otherwise, they would lose the crisp roofline along the Parkland Ave. side of the house, which is the front-facing side of the home.

Both Mr. Moran and Mr. Voorhees expressed concerns about the asymmetrical gable and encouraged the applicant to configure a new design that is more symmetrical and consistent with the rest of the home's design.

Ms. Switzer noted that the dormer above the office needs to be added to the roof plan.

Mr. Weitekamp suggested slightly wider steps with a handrail at the side door that exits at Lockwood Ave. The homeowner expressed concerns that making this doorway more prominent would make the door look like a front door. Mr. Scheipeter agreed with Mr. Weitekamp's suggestion and thought he could redesign it in such a way to make the steps wider, but avoid the door being mistaken for a front door. The homeowner was okay with this change.

Mr. Voorhees and Mr. Moran expressed concerns about the east elevation looking out of place with the rest of the home in the sense that the covered porch looks insubstantial compared to the rest of the house. After assessing the stone and Hardie siding to be used, they determined that the materials would add more structure to the aesthetic.

The ARB members expressed approval of the driveway being wider than permitted in the guidelines since it is located on the home's side yard and adjacent to Lockwood Ave.

Mr. Johnson noted that the city's engineer said that St. Louis County requires permits for curb cuts on their roadways and advised the applicant to begin that process soon for the driveway.

Mr. Weitekamp expressed appreciation for the provision of the elevations of the neighboring properties. Mr. Johnson said he would use this as an example for other applications.

Ms. Henry clarified that the ARB has approved the project's Floor Area Ratio (FAR) even though it exceeds the maximum allowable FAR by 47 square feet. The ARB clarified that FAR exceptions are granted at their discretion when extraordinary design considerations exist.

Mr. Moran moved to approve the applicant's design with the following conditions:

- Relabel the landscape drawing as to not duplicate the civil drawing.
- Select the species and variety of the shrubs listed in the planting schedule.
- Coordinate the evergreen trees over the gas lines in the planting beds at the northwest corner and the evergreen tree over the underground electric line at the southeast corner of the property.
- Update the civil and landscape plans with the number of steps at the door exiting to W. Lockwood Ave.
- Add the missing dormer over the office on the roof plan.
- Add storm drainage inlets in the north side yard into the below grade piping.

The motion was seconded by Mr. Weitekamp. The motion passed with a vote of 7 "Aye," 0 "Nay," and 0 Absent. The votes was as follows:

Reed Voorhees	"Aye"
John Falk	"Aye"
Mike Moran	"Aye"
Brad Weitekamp	"Aye"
Jeff Fernhoff	"Aye"
Laura Switzer	"Aye"
Jon Emert	"Aye"

ADJOURN

Mr. Moran moved to adjourn the meeting at 8:09 p.m. The motion was seconded by Mr. Weitekamp and unanimously carried to adjourn the meeting.

